

DESCRIPTIONS OF THREE PARCELS OF THE PINEY NECK PARTNERS  
LANDS, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning ~~for~~ the same at an iron pipe marking the northeast corner of the herein described lands, the northwest corner of Parcel 3 of this description, and on the line of the lands of Harold B. Hill, said point being further S 78 39 20 W - 265.00' from the northwest corner of the lands of Calvin E. Beck; and running, thence, by and with Parcel 3 S 16 21 20 W 669.43' to an iron pipe at the northeast corner of Parcel 2 of this description; thence, by and with Parcel 2 S 79.03 50 W 822.58', S 50 24 10 W - 78.24', S 68 33 10 W - 207.90', S 88 18 W - 470.22', S 79 03 50 W - 27.15' to an iron pipe, and S 79 03 50 W - 50' more or less to the mean high waters of Herringtown Creek; thence, by and with the mean high waters of said creek in a westerly direction to the lands of John I. Lewis; thence, by and with said Lewis lands across a point of land to Herringtown Creek; thence, by and with the meanderings of the shoreline of said creek in a generally northeast direction to the lands of Harold B. Hill; thence, by and with said Hill lands S 84 50 40 E - 625' more or less to a large stone and N 78 39 20 E - 545.71' to the place of beginning. Containing in all 30.44 acres of land, more or less.

Together with a 50' wide right-of-way over Parcel 2 of this description to Ashley Road, said right-of-way being parallel to, adjacent to and south and west of the division lines between Parcels 2 and 3, said lines being described as follows: Beginning at an iron pipe at the southeast corner of Parcel 1 and running S 05 37 10 E - 353.42' to an iron pipe, N 76 24 E 545.42' to an iron pipe, and S 53 30 30 E - 57.85' to an iron pipe on the northwest side of Ashley Road.

Together with one-half of a 25' wide right-of-way the centerline of which is described as follows: Beginning for the same at an iron pipe at the southeast corner of Parcel 1 and the northeast corner of Parcel 2; and running thence, by and with the division lines between the two parcels S 79 03 50 W 822.58', S 50 24 10 W - 78.24', S 68 33 10 W - 207.90, and S 88 18 10 W - 470.22'.

Subject to one-half of the above described 25' right-of-way.

Subject, also, to a 25' wide right-of-way and a water access area, said right-of-way running from the southwest end of the above described right-of-way N 31 54 W - 311.22' to a point on an arc defining said water access area. This access area includes all land within a circle whose radius is 150' and the center of which

and the center of which N 56 07 30 W - 150.00' from the end of the center of the right-of-way.

## PARCEL 2

Beginning for the same at an iron pipe on the northwest side of Ashley Road, said point being the easternmost corner of the herein described lands and a corner for Parcel 3 of this description, and said point being, further, at the easterly end of a 50' right-of-way running from Ashley Road to Parcel 1 of this description; and running, thence, S 78 20 W 100.00' to an iron pipe at the northeast corner of the lands of Albert M. Strong, Jr.; thence, by and with said Strong lands S 76 24 W - 183.00' to an iron pipe and the lands of Walter High, Jr.; thence, by and with said High lands S 76 24 W - 239.00' to an iron pipe and S 74 38 W - 409.00' to an iron pipe and the lands of Charles R. Hudson; thence, by and with said Hudson lands S 76 22 W - 817.77' to an iron pipe and S 76 22 W - 282.23' more or less to the mean high waters of Herringtown Creek; thence, by and with the mean high waters of said creek in a northwesterly direction to Parcel 1 of this description; thence, by and with Parcel 1 N 79 03 50 E - 50' more or less to an iron pipe, N 79 03 50 E - 27.15', N 88 18 E 470.22', N 68 33 10 E - 207.90', N 50 24 10 E - 78.24', and N 79 03 50 E - 822.58' to an iron pipe and Parcel 3 of this description; thence, by and with Parcel 3 S 05 37 10 E - 353.42' to an iron pipe, N 76 24 E - 545.42', and S 53 30 30 E 57.85' to the place of beginning. Containing in all 16.58 acres of land, more or less.

Subject to a 50' right-of-way running from Ashley Road to Parcel 1, said right-of-way lying parallel to, adjacent to, and south and west of the division lines between Parcels 2 and 3, said lines being described as follows: Beginning at an iron pipe at the northeast corner of Parcel 2 and the southeast corner of Parcel 1 and running S 05 37 10 E - 353.42' to an iron pipe, N 76 24 E - 545.42' to an iron pipe, S 53 30 30 E 57.85' to an iron pipe on the northwest side of Ashley Road.

Subject to one-half of a 25' right-of-way centered on the division lines between Parcels 1 and 2, the centerline of which is described as follows: Beginning for the same at an iron pipe at the northeast corner of Parcel 2 and the southeast corner of Parcel 1; and running, thence, S 79 03 50 W - 822.58', S 50 24 10 W - 78.24', S 68 33 10 W - 207.90', and S 88 18 W - 470.22'.

Together with the right-of-way over the above described 25' right-of-way.

Together, also, with the use of a water access area and 25' right-of-way leading to it, said right-of-way beginning at the southwest end of the above described 25' right-of-way and running N 31 54 W - 311.22' to a point on the arc defining the water access area. This area includes all land within a circle whose radius is 150' and the center of which is N 56 07 30 W - 150.00' from the end of the N 31 54 W - 311.22' line.

### PARCEL 3

Beginning for the same at an iron pipe on the northwest side of Ashley Road at the easternmost corner of Parcel 2 of this description; and running, thence, by and with Parcel 2 N 53 30 30 W - 57.85' to an iron pipe, S 76 24 W - 545.42' to an iron pipe, N 05 37 10 W - 353.42' to an iron pipe and Parcel 1; thence, by and with Parcel 1 N 16 21 20 E - 669.43' to an iron pipe and the lands of Harold B. Hill; thence, by and with said Hill lands N 78 39 20 E - 265.00' to an iron pipe and the lands of Calvin E. Beck; thence, by and with said Beck lands S 11 20 40 E - 104.36' to an iron pipe, N 78 39 20 E 208.73' to an iron pipe, and N 11 20 40 W - 104.36' to an iron pipe and the lands of Harold B. Hill; thence, by and with said Hill lands N 78 39 20 E - 452.37' to an iron pipe and the lands of Lawrence Price; thence, by and with said Price lands and with the lands of Calvin E. Crouch, James Creighton, and Victor Stigile S 02 21 40 E - 453.65' to an iron pipe; thence, still by and with said Stigile lands N 87 38 20 E - 215.59' to an iron pipe on the west side of Piney Neck Road (30' wide); thence, by and with the west side of said road S 03 45 40 E - 322.07' to an iron pipe and the lands of Richard Nordhoff; thence, by and with said Nordhoff lands S 87 30 W - 206.51' to an iron pipe and S 02 30 E - 144.35' to an iron pipe on the northwest side of Ashley Road; thence, by and with the northwest side of said road S 73 10 40 W - 664.67' to the place of beginning. Containing in all 24.221 acres of land, more or less.

Together with the use of a 25' wide right-of-way over Parcels 1 and 2 and with a water access area, the centerline of said right-of-way described as follows: Beginning at an iron pipe marking the southeast corner of Parcel 1 and the northeast corner of Parcel 2; and running S 79 03 50 W - 822.58', S 50 24 10 W - 78.24', S 68 33 10 W - 207.90', S 88 18 W - 470.22', and N 31 54 W - 311.22' to a point on an arc defining the limits of the water access area. This access area includes all land within a circle whose radius is 150' and the center of which is N 56 07 30 W - 150.00' from the end of the centerline of the 25' right-of-way.

April 11, 1990.

William R. Nuttle.

and the lands of Walter High, Jr.; thence, by and with said High lands S 76 24 W - 239.00' to an iron pipe and S 74 38 W 409.00' to an iron pipe and the lands of Charles R. Hudson; thence, by and with said Hudson lands S 76 22 W - 817.77' to an iron pipe and S 76 22 W - 283.23' more or less to the mean high waters of Herrington Creek; thence, by and with the mean high waters of said creek in a northwesterly direction to Parcel 1 of this description; thence, by and with said Parcel 1 N 79 03 50 E - 50' more or less to an iron pipe and N 79 03 50 E - 1586.90' to an iron pipe and Parcel 3 of this description; thence, by and with Parcel 3, along the easterly and northerly sides of a 50' right-of-way, S 05 37 10 E - 353.42' to an iron pipe, N 76 24 E - 545.42' to an iron pipe, and S 53 30 30 E - 57.85' to the place of beginning. Containing in all 17.28 acres of land, more or less.

Subject to a 50' wide right-of-way running from Ashley Road to Parcel 1, said right-of-way being parallel to, adjacent to, and west and south of the last three lines of this description (S 05 37 10 E - 353.42', N 76 24 E - 545.42', and S 53 30 30 E - 57.85').

#### PARCEL 3

Beginning for the same at an iron pipe on the northwest side of Ashley Road at the easternmost corner of the lands of Parcel 2 of this description; and running, thence, by and with Parcel 2 N 53 30 30 W - 57.85' to an iron pipe, S 76 24 W - 545.42' to an iron pipe, and N 05 37 10 W - 353.42' to an iron pipe and Parcel 1; thence, by and with Parcel 1 N 16 21 20 E - 669.43' to an iron pipe and the lands of Harold B. Hill; thence, by and with said Hill lands N 78 39 20 E - 265.00' to an iron pipe and the lands of Calvin E. Beck; thence, by and with said Beck lands S 11 20 40 E - 104.36' to an iron pipe, N 78 39 20 E - 208.73' to an iron pipe, and N 11 20 40 W - 104.36' to an iron pipe and the aforementioned Hill lands; thence, by and with said Hill lands N 78 39 20 E - 452.37' to an iron pipe and the lands of Lawrence A. Price; thence, by and with said Price lands and with the lands of Calvin E. Crouch, Sr., James O. Creighton, and Victor L. Stigile S 02 21 40 E - 453.65' to an iron pipe; thence, still by and with said Stigile lands N 87 38 22 E - 215.59' to an iron pipe on the west side of Piney Neck Road; thence, by and with the west side of said road S 03 45 40 E - 322.07' to an iron pipe and



the lands of Richard D. Nordhoff; thence, by and with said Nordhoff lands S 87 00 W - 206.51' to an iron pipe and S 02 30 E - 144.35' to an iron pipe on the northwest side of Ashley Road; thence, by and with the northwest side of said road S 73 10 40 W - 664.67' to the place of beginning. Containing in all 24.221 acres of land, more or less.

Subject to a right-of-way running parallel to and adjacent to the ninth line of this description (N 78 39 20 E - 452.37').

April 12, 1989.

William R. Nuttle.

DESCRIPTIONS OF THREE PARCELS OF THE PINEY NECK PARTNERS  
LANDS, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe marking the northeast corner of the herein described lands, the northwest corner of Parcel 3 of this description, and on the line of the lands of Harold B. Hill, said point being, further, S 78 39 20 W - 265.00' from the northwest corner of the lands of Calvin E. Beck; and running, thence, by and with said Parcel 3 S 16 21 20 W - 669.43' to an iron pipe at the northeast corner of Parcel 2 of this description; thence, by and with said Parcel 2 S 79 03 50 W - ~~1586.90'~~<sup>822.88'</sup> to an iron pipe and S 79 03 50 W - 50' more or less to the mean high waters of Herringtown Creek; thence, by and with the mean high waters of said creek in a westerly direction to the lands of John I. Lewis; thence, by and with said Lewis lands, across a point of land, to Herringtown Creek; thence, by and with the meanderings of the shoreline of said creek in a generally northeast direction to the lands of Harold B. Hill; thence, by and with said Hill lands S 84 50 40 E - 625' more or less to a large stone and N 78 39 20 E - 545.71' to the place of beginning. Containing in all 29.74 acres of land, more or less.

Together with a 50' wide right-of-way over Parcel 2 of this description to Ashley Road, said right-of-way being parallel to, adjacent to, and south and west of the division lines between Parcel 2 and Parcel 3, said lines being described as follows: Beginning at an iron pipe at the southeast corner of Parcel 1 and the northeast corner of Parcel 2 and running S 05 37 10 E - 353.42' to an iron pipe, N 76 24 E - 545.42' to an iron pipe, and S 53 30 30 E - 57.85' to an iron pipe on the northwest side of Ashley Road.

PARCEL 2

Beginning for the same at an iron pipe on the northwest side of Ashley Road, said point being the easternmost corner of the herein described lands and a corner for Parcel 3 of this description, and said point being, further, at the easterly end of a 50' wide right-of-way running from Ashley Road to Parcel 1 of this description; and running, thence, S 76 24 W 100.00' to an iron pipe at the northeast corner of the lands of Albert M. Strong, Jr., S 76 24 W - 183.00' to an iron pipe

William R. Nuttle  
REGISTERED SURVEYOR  
CHESTERTOWN, MARYLAND 21620

March 20, 1989.

Director and Staff  
Planning Office  
Court House  
Chestertown, Md.

Ladies and Gentlemen:

I have long been counted among your more loyal fans. Over the years I have praised you both as individuals and as a group, supported you, and defended you. Events of the past few months have caused me to re-think my position.

Last November I made application for Mr. John Jaeger to re-subdivide his property in Piney Neck, creating three lots from the two-lot subdivision that was accepted a year or so earlier. He had hired a professional soils outfit that, together with the Kent County Health Department, established three acceptable mound site areas for sewage disposal. At that time, in addition to the normal subdivision plats, I submitted a plat showing the woods, marsh, ponds, critical area lines, setbacks, etc. It was my understanding that this was considered satisfactory by Mrs. Gawell.

Several months later Mr Jaeger phoned to ask the status of his application. I suggested that he call your office. He called back and said that he had talked to Mrs. Owings and was assured that everything was fine. On the strength of that I submitted mylars and additional paper prints. Meanwhile, I sent a note to Mrs. Carroll inquiring, among other things, about the Jaeger application. A subsequent phone call and written inquiry, including a self-addressed stamped envelope, failed to receive a reply. A personal letter to Mrs. Owings met the same fate. Calls by Mr. Bowman's office revealed only that the plats were not in the files.

A chance meeting with Mr. Birkmire answered the question as to where the plats were, and I made the minor change that he wanted and had them signed by Dr. Grant. I left them in your office with a note requesting that I be notified when they were ready to be recorded. One week

William R. Nuttle  
REGISTERED SURVEYOR  
CHESTERTOWN, MARYLAND 21620

later Mrs. Carroll called to say that additional information was necessary. The next day I received a copy of the letter sent to Mr. Jaeger outlining the new requests. In other words, after sitting on this application for four months you have made up a new set of rules for us to play by.

Mr. Jaeger does not deserve being treated like this, and frankly, neither do I.

Sincerely yours,

*William R. Nuttle*

cc John Jaeger  
Paul Bowman

DESCRIPTION OF THE MURRAY DUSTIN LANDS, FIFTH DISTRICT, KENT  
COUNTY, MD.

Beginning for the same at a point on the west side of Piney Neck Road (30' wide), just south of its junction with Md. Rte. 288, said point being the southeast corner of the lands of Victor L. Stigile; and running, thence, by and with the west side of said road S 03 45 40 E - 322.07' to the lands of Richard D. Nordhoff; thence, by and with said ~~Stigile lands~~ S 87 30 W - 206.51' and S 02 30 E - 144.35' to the northwest side of Ashley Road; thence, by and with the northwest side of said road S 73 10 40 W - 664.67' to an iron pipe at the northeast corner of the lands of Albert M. Strong, Jr.; thence, by and with said Strong lands and with the lands of Orville Ashley S 76 24 W - 422.00' and S 74 38 W - 409.00' to the lands of Charles R. Hudson; thence, by and with said Hudson lands S 76 22 W - 1100' more or less to the mean high waters of Herrington Creek; thence, by and with said creek in a northwesterly direction 700' more or less to the lands of John I. Lewis; thence, by and with said Lewis lands in a northwesterly direction, cutting across a point of land, 260' more or less to the mean high waters of said creek; thence, by and with the mean high waters of said creek in a northeasterly direction 1700' more or less to the lands of Harold B. Hill; thence, by and with said Hill lands S 84 50 40 E - 625' more or less to a large stone and N 78 39 20 E - 810.71' to the lands of Calvin E. Beck; thence, by and with said Beck lands S 11 20 40 E - 104.36', N 78 39 20 E - 208.73', and N 11 20 40 W - 104.36' to the aforementioned Hill lands; thence, by and with said Hill lands N 78 39 20 E - 452.37' to the lands of Lawrence A. Price; thence, by and with said Price lands and with the lands of Calvin E. Crouch, James O. Creighton, and Victor L. Stigile S 02 21 40 E - 453.65'; thence, still by and with said Stigile lands N 87 38 20 E - 215.59' to the place of beginning. Containing in all 71.24 acres of land, more or less.

Subject to a right-of-way southeast of, parallel to, and adjacent to the 13th line of this description (N 78 39 20 E - 452.37'), running from the lands of Calvin E. Beck to the lands of Lawrence A. Price.

Subject, also, to the rights of Charles E. Clark, if any, to a parcel of land known as the "Samuel Elbourn Lot" located in the vicinity of the end of the 6th line of this description (S 74 38 W - 409.00').

December 15, 1986.

William R. Nuttle.

CRITICAL AREA REPORT - Minor Subdivision of the Murray ~~Dustin~~ Lands.

This subdivision is a division of a sub-marginal farm into two parcels, utilizing the only two sewage disposal sites allowed by the health department. It consists of approximately 70 acres, running from the suburbs of Crosby westerly to Herrington Creek. The eastern one-fourth contains an old farm house, fields, and two man-made ponds. The center one-half is in woods, and the western one-fourth is extensive marsh bordering the creek.

The land is flat, sloping gradually towards the creek. The soil type, except for the marsh, is Mattapex and Fallsington. Both soils are moderately permeable, but the lack of elevation and a high water table makes sewage disposal a major problem. Soil erosion is not a factor. The owners plan to build two houses near the edge of the marsh and pump the sewage to sites near the old house.

The woods are predominately hardwoods such as oak, hickory, and maple, with some evergreens around the edges. The marshes are broad, separating the fast ground from the waterfront except for two small access areas. Several roads have been bulldozed through the woods, giving access to a rather remote area and providing ready-made deer trails. About one-half of the frontage on the two public roads was sold off as building lots many years ago, as was a small lot of fast ground at the extreme western end of the tract. This last lot is reached only by water, and there was apparently never any land access or right-of-way over the present farm.

The woods harbor a healthy deer population plus the normal small mammals such as raccoons, possums, and squirrels. I presume that the usual complement of songbirds is also present. During the winter marsh ducks would make use of the ponds. Both ducks and geese would be found on the creek. Osprey and heron are in the neighborhood. To my knowledge there are no endangered species of either flora or fauna in the area, with the exception of the Kent County waterman.

The presence of two dwellings in the woods of this property will have little adverse effect upon the environment. It may reinforce the opinion of the osprey and heron that the world is going to pot, but it should have little effect upon their lives. Shielded by trees, the houses should not even be visible to wildlife on the ponds or creek. The deer herd might even benefit. New owners may put a damper on what appears to be an intensive deer hunting operation on the farm. The plants and creatures of the marsh will survive undisturbed, and the common tick waits in eager anticipation the arrival of more humans.

February 9, 1987.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE FORMER MURRAY DUSTIN LANDS, FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the west side of Piney Neck Road (30' wide), said point being the southeast corner of the herein described lands and the northeast corner of the lands of Richard D. Nordhoff; and running, thence, by and with said Nordhoff lands S 87 30 00 W - 206.51' to an iron pipe at the northwest corner of said Nordhoff lands and a new division line between the herein described lands and Parcel 2 of this description; thence, by and with said Parcel 2 N 38 45 20 W - 332.80' to an iron pipe, S 71 30 50 W - 1818.47' to an iron pipe, S 87 29 30 W - 770.85' to an iron pipe, and S 87 29 30 W - 44.15' more or less to the mean high waters of Herrington Creek; thence, by and with the mean high waters of said creek in an westerly direction 200' more or less to the lands of John I. Lewis; thence, by and with said Lewis lands in a northwesterly direction 250' more or less to the mean high waters of Herrington Creek; thence, by and with the mean high waters of said creek 1700' more or less in a northeasterly direction to the lands of Harold B. Hill; thence, by and with said Hill lands S 84 50 40 E - 625' more or less to a large stone and N 78 39 20 E - 810.71' to an iron pipe and the lands of Calvin E. Beck; thence, by and with said Beck lands S 11 20 40 E - 104.36' to an iron pipe, N 78 39 20 E - 208.73' to an iron pipe, and N 11 20 40 W - 104.36' to an iron pipe and the aforementioned Hill lands; thence, by and with said Hill lands N 78 39 20 E - 452.37' to an iron pipe and the lands of Lawrence A. Price; thence, by and with said Price lands and the lands of Calvin E. Crouch, Sr., James O. Creighton, and Victor L. Stigile S 02 21 40 E - 453.65' to an iron pipe; thence, still by and with said Stigile lands N 87 38 20 E - 215.59' to an iron pipe on the west side of Piney Neck Road; thence, by and with the west side of said road S 03 45 40 E - 322.07' to the place of beginning. Containing in all 45.91 acres of land, more or less.

Subject to a right-of-way adjacent to the 14th line of this description (N 78 39 20 E - 452.37'), running from the lands of Calvin E. Beck to the lands of Lawrence A. Price.

PARCEL 2

Beginning for the same at an iron pipe on the northwest side of Ashley Road, said point being the southeast corner of the herein described lands and the southwest corner of the lands of Richard D. Nordhoff; and running thence, by and with the northwest side of Ashley Road S 73 10 40 W - 664.67' to an iron pipe at the northeast corner of the lands of Albert M. Strong, Jr.; thence, by and with said Strong lands S 76 24 W - 183.00' to an iron pipe and the lands of Orville Ashley; thence, by and with said Ashley lands S 76

24 W - 239.00' to an iron pipe and S 74 38 W - 409.00' to an iron pipe and the lands of Charles R. Hudson; thence, by and with said Hudson lands S 76 22 W - 817.77' to an iron pipe and S 76 22 W - 282.23' more or less to the mean high waters of Herrington Creek; thence, by and with the mean high waters of said creek in a northwesterly direction 550' more or less to Parcel 1 of this description; thence, by and with Parcel 1 N 87 29 30 E - 44.15' more or less to an iron pipe, N 87 29 30 E - 770.85' to an iron pipe, N 71 30 50 E 1818.47' to an iron pipe, and S 38 45 20 E - 332.80' to an iron pipe at the northwest corner of the lands of Richard D. Nordhoff; thence, by and with said Nordhoff lands S 02 30 E - 144.35' to the place of beginning. Containing in all 25.33 acres of land, more or less.

May 4, 1987.

William R. Nuttle.



P.O. Box 371

January 9, 2003.

Mr. George Michaels  
107 Greenridge Court  
Lutherville, Md. 21093

Dear Mr. Michaels:

I went down to your property in Piney Neck today, and I hope that I accomplished what you wanted done. The pipe on Piney Neck Rd . is correct in being south of the original farm lane. I flagged the pipes at both ends of Line 7; the olive certainly appears to be on your land.

I located and flagged the corners along the west side of your property, plus several more that I have indicated on the plat. The extension of the woods road within the 50' right-of-way that leads to your house diverges considerably from your property line. I did not mark this line, but I can do it if you wish.

Your deed grants you the right to use the "Water Access Area" and the woods road leading to it. This right is in common with the owners and guests of Parcels 1 and 2. In other words, this right of usage is transferred with the deed.

I hope that I have answered your questions. If not, give me a call.

Sincerely yours,

Dustin EHP 124/332 - Deed of Trust

see EHP 120/222

EHP 120/217 - Abbodust Enterprises Inc. to Murray Dustin & Enett Abbott

Being  
EHP 79/344

Parcel 5 - 70 acres owned by James H. Glenn

Parcel 6 - 0.683 acre lot

Parcel 7 1A 2R 7P

Parcel 8 - 1 acre described - adjacent to Alfred Williams (Williams)

Being EHP 79/340

EHP 120/22 - Abbott conveys her interest in Parcels 5, 6, 7, & 8 to Dustin

Dustin & Abbott to Abbodust

Being EHP 25/742

being WHG 72/74

being Henry Elsom to Edward Coleman WHG 32/378

John Glenn to Coleman JTD 7/257  
also Glenn to Glenn SGF 4/583

being part of Wm. R. Glenn  
from Thos. Lamb -

no ref. to "New Design"  
part of 1896  
SB 12/

Dustin & Abbott to Abbodust

being EHP 16/666

Wm. R. Glenn

X SB 6/544 - Broad Neck

X SGF 4/583

✓ SB 12/229

X SGF 6/338 Longford.

✓ SB 13/66 lat on point

X JTD 2/153 Broad Neck

" 14/711 - no more deed

X " - / 357 " "

✓ " 14/72

X " - / 360 " "

" " / 507

SB 6/544

P 230 1-2-3

1- John Jaeger

2- Finton & Brundige

3- Geo. Michaels

EHP 291/329

"Together w/ use in common with owners & preests of Parks 182  
to use of woods rd to "Water Access Area" and of  
"Water Access Area".

COPY

**WILLIAM R. NUTTLE**  
Registered Surveyor  
CHESTERTOWN, MD. 21620

January 25, 1990.

Mr. John P. Jaeger  
100 S. Charles St.  
Baltimore, Md. 21201

Dear John:

I was finally able to get back in the woods in Piney Neck last week, and I think that I set whatever stakes were necessary. I talked to Art Hock, and he apparently feels that he has the information that he needs to build the road.

I had the occasion to talk briefly with Paul Bowman the other day about putting the new right-of-way on record. I tend to think that it would be best to add it to the descriptions and not file an amended plat. In the event that one of you three partners sells out, you might want some sort of an agreement that the right-of-way and use of the dock revert to the remaining partners. This would be easier if it was not shown on a recorded plat. The decision is yours; amending the plat would be no problem.

Enclosed are copies of the plat showing the new right-of-way and the stakes that were set.

Sincerely yours,

Lewis EHP 50/757 - near headwaters of prong  
of Grap Inn Cr. commonly known as Herrington Prong.  
Begin or stake at <sup>or near</sup> SE cor. herein

N 29°W - 14 to low water

w/cr. to pt. opp. begin

N 29°W - 2 to begin

1 acre ±

Being EHP 47/442

Index James H. Glenn

JNG 11/168 to Woolchard

JKH 1/849 to Glenn

to 1884 JKH 4/471 mtg. to Edwards

JTD 2/507 of Wm. Glenn

see SB 12/229 - 76 Ac ±

see DCB 5/249

being land given to Frederick Glenn by will of Alceutha C. Glenn <sup>prior to 1879</sup>

JKH 1/849 - 291 1/8 Ac. - being Copper, trustee to James Glenn

" 11/66 \*

<sup>prior to 1860</sup>

DCB 3/96

James Glenn JKH 1/415 to Coleman

BC 3/9

Begin Stone on Creek

231

S 70 1/2° E - 14 to Stone

430.65

S 38 1/2° W - 26.1 " "

198

N 22 1/2° W - 12 to Creek

w/creek to begin 1A 2E 7P.

Beck EHP 197/319

Begin N side of tract called "New Design" at Stone

w/s  $574^{\circ}W - 12.65$  to stone

$516^{\circ}E - 6.32\frac{1}{2}$

$N74^{\circ}E - 12.65$

$N16^{\circ}W - 6.32\frac{1}{2}$  to begin

Together with R/W to pub rd.

Price EHP 62/142

Begin E? side of rd. at SE cor. school house

w/s  $572^{\circ}W - 12.65$  208.73

$509^{\circ}E - 6.32\frac{1}{2}$  104.36

$N72^{\circ}E - 12.65$

$N09^{\circ}W - 6.32$  to begin

Crocker EHP 65/1

Begin E side Rd. 161' south of NE cor. Robt. Creighton

w/rd  $S05^{\circ}30'E - 125$

$S84^{\circ}30'W - 215$

$N05^{\circ}30'W - 125$

$N84^{\circ}30'E - 215$  to begin

for O. Creighton EHP 4/142

Begin E side rd. at SE cor. Robt. Creighton to Grant

$S05^{\circ}30'E - 125$  to <sup>new</sup> dis. line with Robt. Creighton

$S84^{\circ}30'W - 215$

$N05^{\circ}30'W - 125$  to Grant

$N84^{\circ}30'E - 215$  to begin

being WHG 42/623

104  
125  
-29

formerly  
for. Creighton

105  
125

Chain Creighton lot

Creighton, Jas O.

WHG 42/623 - Begin E? side rd. at SE cor. Robt. Creighton to Grant (RRA 9/445)

see WHG 24/176 - Plummer<sup>† Kendall</sup> to to Nelson

see RAS 7/232 - Robt Creighton to Esther Kendall

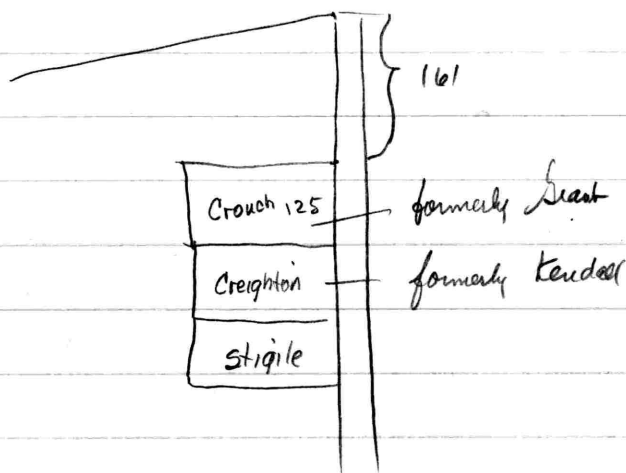
Chain Cross EHP 65/1

EHP 64/897 Christopher Grant to Jackson & Cross  
RRA 9/445

Robt Creighton to Christopher Grant

Begin E side rd 161' south of NE cor. ---

being part of JTD 28/178 - 70 acres



Chain Price EHP 62/142 from Elmer Creighton

Begin E side rd at school etc.

EHP 14/546

RAS 5/589 Robt. Creighton to Robt L. Creighton

SB 14/70 Wm. Glenn to Robt Creighton

being part of Frederick Glenn lot bought by Wm. Glenn 1889

Land to Glenn SB 12/229

SB12/229 - Lamb to Lem R. Glenn

"Smiths Range, Smiths Desert and New Design"

Adjoining James C. Willson, Mrs. James P. Beckler, and others

76 A 2R

Being Frederick Glenn to Martha Glenn DCB 5/249

Being land by bill of Aleatha C. Glenn 76 1/2 Ac. prior to 1879

JKH1/849 - 29 1/6 Ac.

JKH11/66 - 35 ac. - Drum Point

JKH12/370 - 19 acs at Doctors Cove.

DCB3/96 - Glenn to Edwards 1 Ac 2R, 8P.

Begin SE cor.

S 72 1/4° W - 10 (16?)

N 17 1/2° W - 15.5

N 72 1/4° - 16

st. line to begin

SB13/66 Glenn to Samuel Beck

Begin at SE cor.

1889

N 29° W - 14 to low water of Herring Pond.

W/S to point in line with above line

N 29° W - 2 to begin

1 ac or

SB14/70 Glenn to Robt Creighton

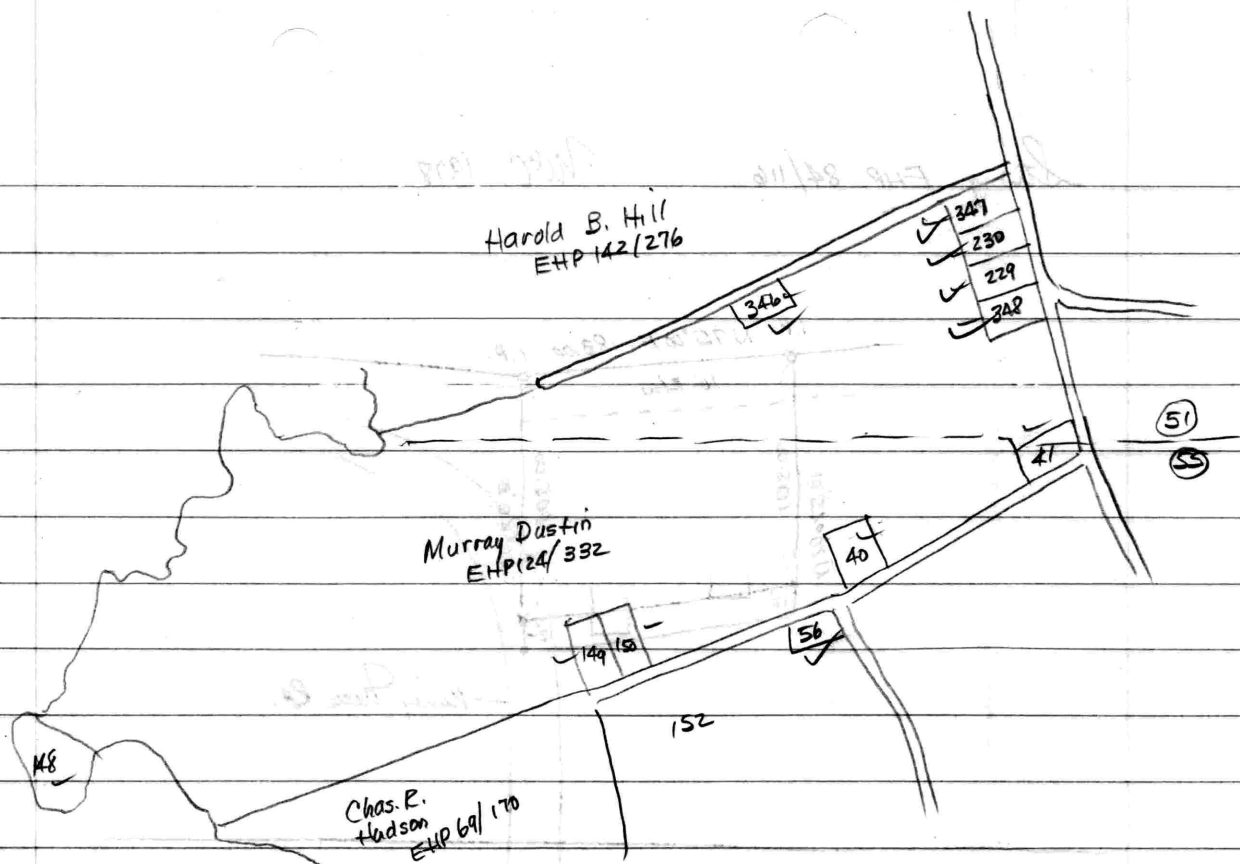
Begin E side rd at SE cor. school lot

etc.

SB14/72 Glenn to Blackburn

lot on north side - 1/2 ac.





229 Jas O. Creighton	EHP 4/144 (chain O.K.)	56 - Albert M. Strong, Jr.
230 Calvin E. Crouch, Jr.	EHP 65/1 (chain O.K.)	EHP <sup>84?</sup> 64/116
346 Calvin E. Beech	EHP 197/319	152 - Orville K. Ashley
347 Lawrence A. Price	EHP 62/142 (chain O.K.)	EHP 92/203
348 Victor L. Stigile	EHP 192/299 - chain of title O.K.	
40 Murray Dustin	EHP 124/332	
41 Richard D. Nordhoff	EHP 97/256	
148 John I. Lewis	EHP 50/757	
149 Serge Duckett	EHP 110/286	
150 Chas. E. Clark	WHG 21/592	

Stigile EHP 192/299

Begin W side rd. at cor. Kendall

w/rd. S 05°30'E - 125

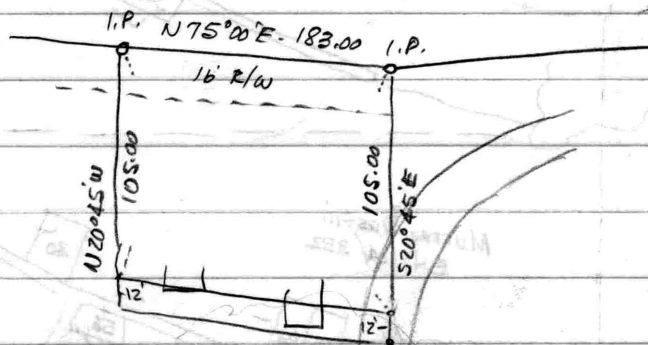
w/ Rd. Creighton S 84°30'W - 215

N 05°30'W - 125

N 84°30'E - 215 to begin

Strong EHP 84/116

Mar. 1978



Duechett

EHP 110/286

Lot 1

Begin & large survey at NW cor. E. SW  
cor. Piney Neck M. E. Church on E side pub. rd.

w/ rd. S10°1/2°E - 5.8

N76°E - 17.44 to Clar. Wood

w/ s N09°1/2°E - .68 to stone

w/ fr. Ashley N5°W - 5.8 to church

w/ s S76°W - 13.64 to begin

Clark WH621/592

1/2 acre adjacent to Carl Ashley - called Samuel W  
Elbourn lot

Being 2<sup>nd</sup> lot from Robt. E. Lee, Treasurer to Samuel Collier

RAS 39/29

SGF 4/583 Com. Glenn to John B. Glenn  
Begin stone at NE cor. of Alfred William  
w/ N side rd. N  $65\frac{1}{2}^{\circ}$  E - 10.7

N  $25^{\circ}$  W - 14.9

S  $65\frac{1}{2}^{\circ}$  W - 10.7

S  $25^{\circ}$  E - 14.9

Part of Lamb to Glenn

JTDZ/507 - Com. Glenn to James H. Glenn

same as SB 12/229

also DCB 5/249 - Fred. Glenn to Martha Glenn 76 1/2 A.

Stigile - EHP 192/299

Begin W side rd at Esther Kendall

--- 0.617

Being EHP 62/836

" 32/81

" 26/718 Vansant to Stigile

WHG 8/543 - James O. Creighton to Vansant

PAS 34/374 - Robt B. Creighton to James O.

part of JTD 28/178 - Hope Barroll to Robt B. Creighton

70 acres - being Wm. R. Glenn to James H. Glenn JTD 2/507

Dustin - EHP 124/332

Parcel 1 - 70 acres - formerly James H. Glenn

Parcel 2

Begin W side rd. at cor. Carroll Crighton

W side rd.  $S 69^{\circ} 15' W - 229'$  to point on other lands of Robt. Crighton

$N 05^{\circ} 30' W - 168$

$N 84^{\circ} 30' E - 215$  to Carroll Crighton

$S 05^{\circ} 30' E - 109$  to begin

Parcel on creek

Parcel 3 - 1 acre, 2 R, 7 P. adjoining James Crighton and Herrington Cr.

Parcel 4

Begin stone at NW cor. Alfred Williams

W/N side rd. from Piney Neck to Edesville  $N 65^{\circ} \frac{1}{2}' E - 10.7$

$N 25^{\circ} W - 14.9$

$S 65^{\circ} \frac{1}{2}' W - 10.7$

$S 25^{\circ} E - 14.9$  to begin

Glenn - EHP 142/276

---  $S 07^{\circ} \frac{1}{2}' E - 47.1$  to pt. on E rd to school

W/school  $S 73^{\circ} \frac{1}{2}' W - 9.2$  151.8

?  $S 07^{\circ} \frac{1}{2}' E - 17.1$  282.15

$S 73^{\circ} \frac{1}{2}' W - 93.8$  1547.70 with Glenn heirs to Stone

West 31 to stake in marsh

st. line to begin

1699.5

Chain Carl Ashley EHP 92/203 - described - being RPA9/273 - being Alfred Nelson

S & E ~~RPA9/273~~ EHP 84/113 - Crouch lands - addition

WHG 21/637 - - Crouch lot

does not  
apply

Chain Duckett EHP 110/286 - tax sale

APR 7/164

JTD 22/548

SGF 6/207

SB 13/214 from Coleman to Thos Price 1890

Clark WHG 21/592

RAS 39/29 - tax sale

Parcel II -  $\frac{1}{2}$  acre adjacent to Carl Ashley - Samuel Elbourn lot

Index Samuel Elbourn

WHG 8/409 X

SB 9/338 X

back to 1845 - no conveyance found to Samuel Elbourn

EHP 79/344

EHP 16/666

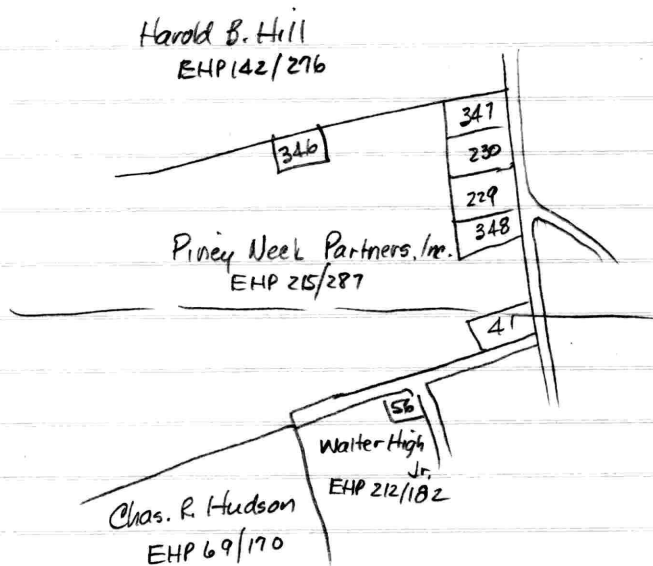
Parcel 1 - 70 acres - EHP 3/752

Parcel 2 - 0.683 acres des. } EHP 7/462

Parcel 3 - 1 A, 2 R, 7 P }

WHG 66/632 - lot on water

Jaeger  
Amini  
Moccia



346 - Calvin E. Beck EHP 197/319  
347 Lawrence A. Price EHP 62/142  
348 Victor L. Stigile " 192/299  
229 - Jas. O. Creighton EHP 4/144  
230 Calvin E. Crouch Sr. EHP 65/1

56 Albert M. Strong, Jr. EHP 84/116  
41 Richard D. Nordhoff " 97/256



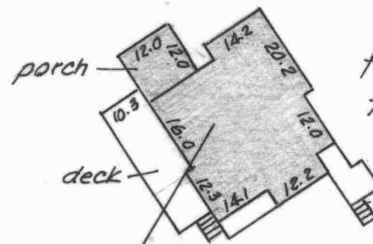
This is to certify that the improvements indicated hereon are located as shown.

*William R. Nuttle*  
June 15, 1990.

**HERRINGTOWN CREEK**

WATER ACCESS AREA

**JOHN T. LEWIS**



Scale 1"=40'

Inspected and re-certified  
March 5, 1991.

*William R. Nuttle*

Inspected and re-certified  
December 21, 1992

*William R. Nuttle*

**PARCEL 3**

**PARCEL 2**

Woods road

50' Right-of-way  
to Ashley Road.

**IMPROVEMENTS LOCATION**  
**PARCEL 1, PINEY NECK PARTNERS LANDS**

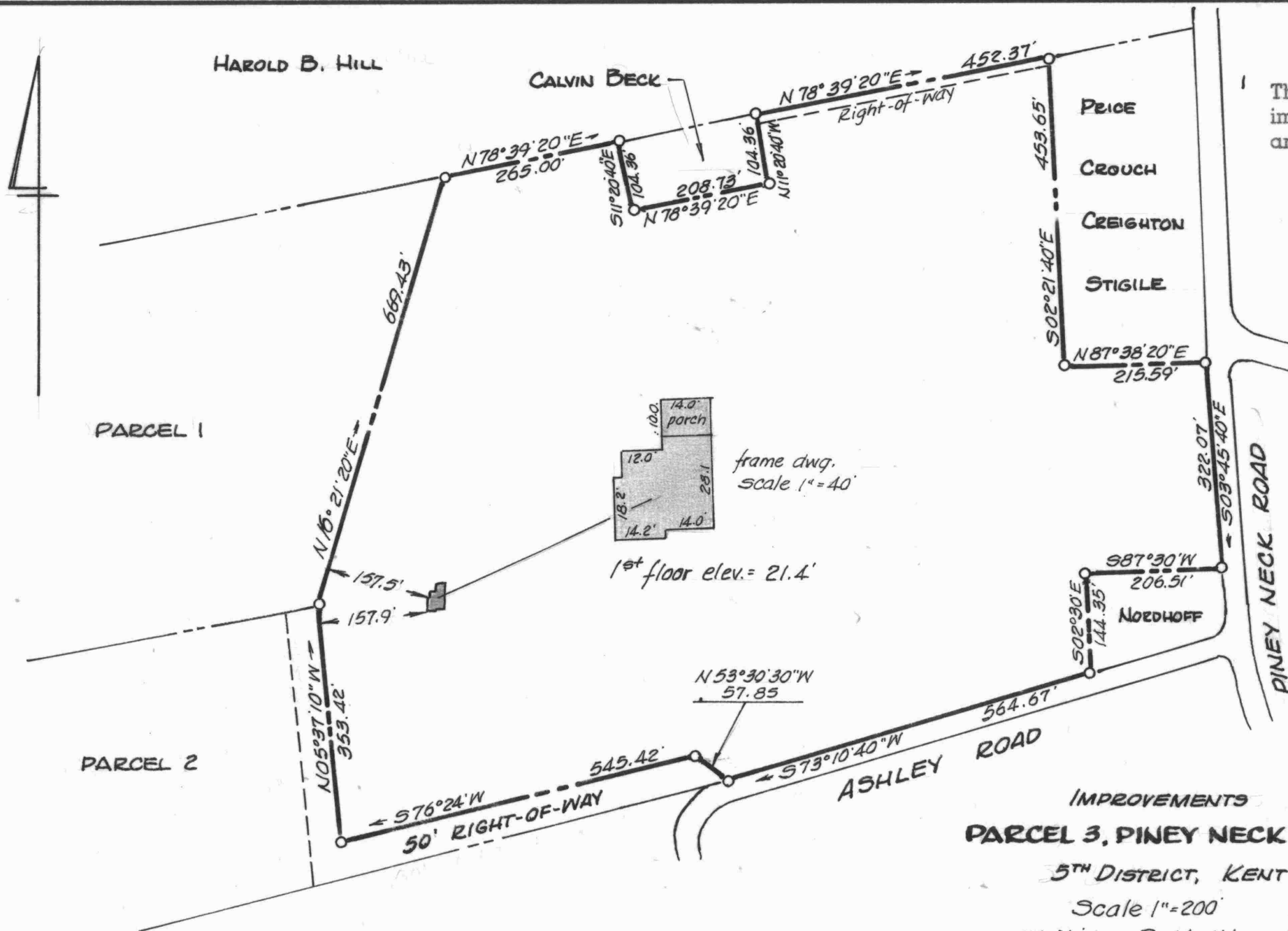
**5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.**

Scale 1"=200' June 1990.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



Note: FIRM Map 240045-0225B shows some of this lot in Zone B, but the major part, including the house, is in Zone A6.

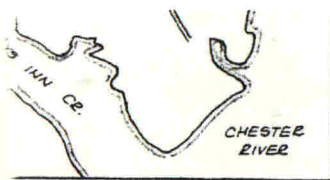


This is to certify that the improvements indicated hereon are located as shown.

*William R. Nuttle*  
June 15, 1990.



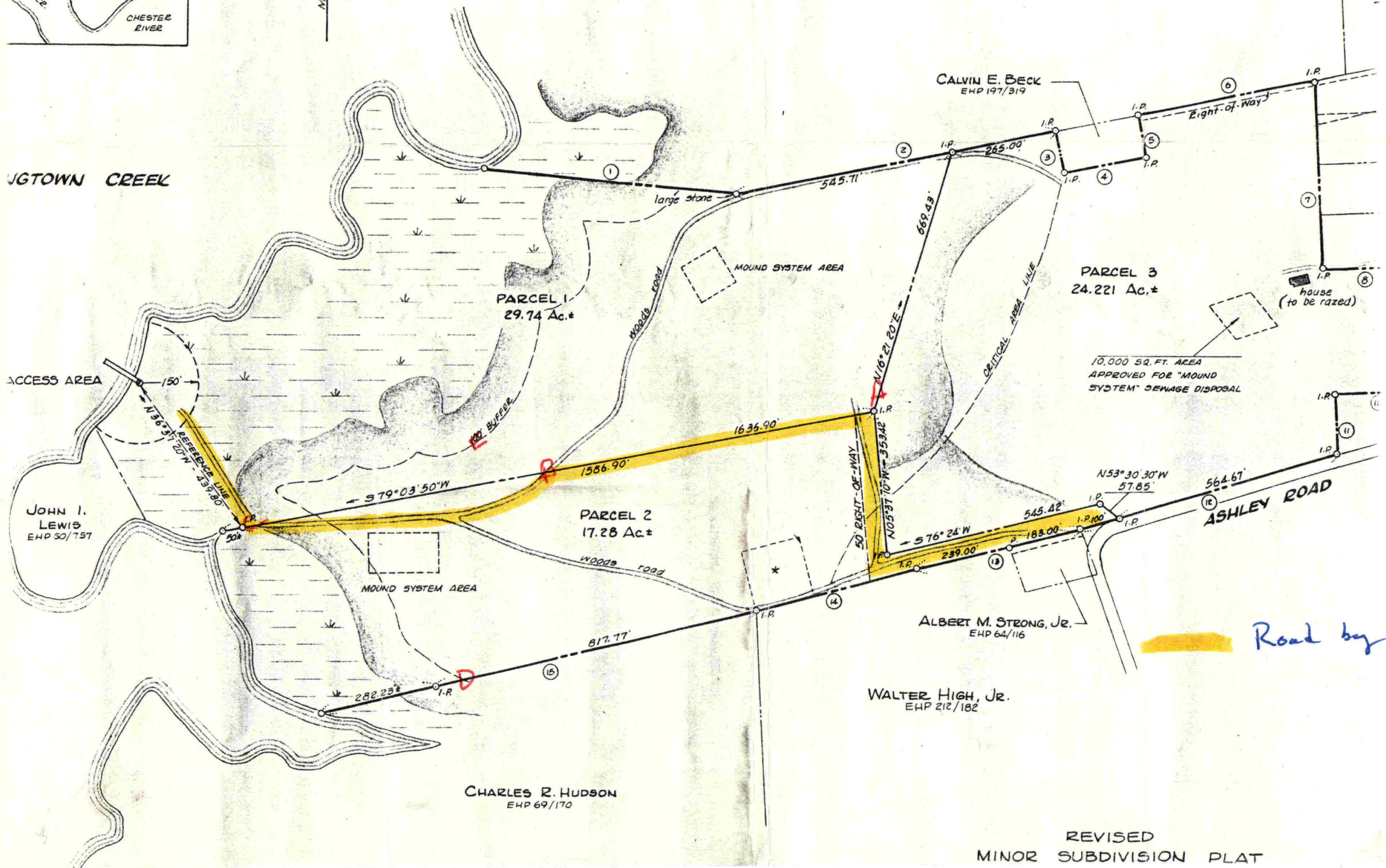
IMPROVEMENTS LOCATION  
**PARCEL 3, PINEY NECK PARTNERS LANDS**  
 5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
 Scale 1"=200' June 1990.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.



MAG. NO. 2  
1979

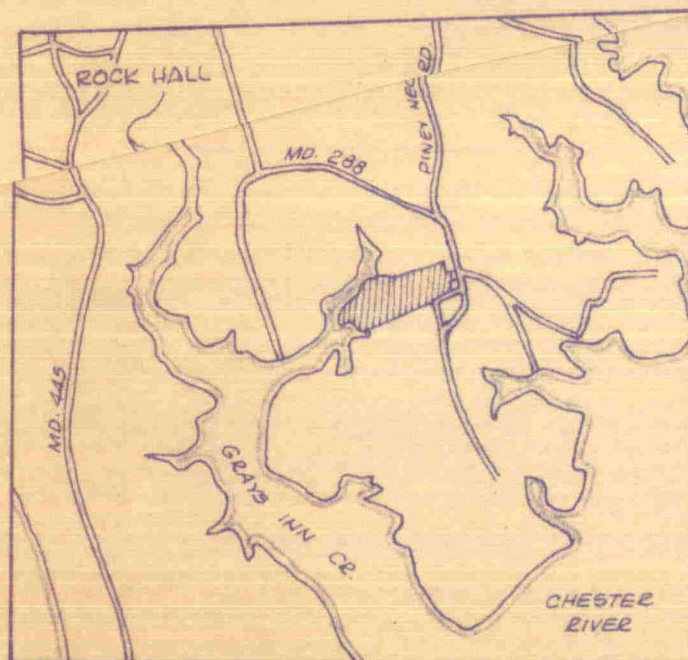
HAROLD B. HILL  
EHP 142/276

UGTOWN CREEK



REVISED  
MINOR SUBDIVISION PLAT





MAS NORTH  
1979

HERRINGTOWN CREEK

14.69 Ac.  
56.55  
71.24 Total acreage

JOHN I. LEWIS  
EHP 50/151

CHARLES R. HUDSON  
EHP 69/170

HAROLD B. HILL  
EHP 142/276

CALVIN E. BECK  
EHP 197/319

ALBERT M. STRONG, JR.  
EHP 64/116

ORVILLE ASHLEY  
EHP 92/203

LEON E. EDWARDS

LAWRENCE A. PRICE  
EHP 62/142

CALVIN E. CROUCH, SR.  
EHP 65/1

JAMES O. CREIGHTON  
EHP 4/144

VICTOR L. STIGILE  
EHP 192/299

MD. RTE. 283

CROSBY

RICHARD D. NORDHOFF  
EHP 97/256

PINEY NECK ROAD

ASHLEY ROAD

NO.	BEARING	DIST.
1	S 84°50'40"E	625.00
2	N 78°39'20"E	810.71
3	S 11°20'40"E	104.36
4	N 78°39'20"E	208.73
5	N 11°20'40"W	104.36
6	N 78°39'20"E	452.37
7	S 02°21'40"E	453.65
8	N 87°38'20"E	215.59
9	S 03°45'40"E	322.07
10	S 87°30'00"W	206.51
11	S 02°30'00"E	144.35
12	S 73°10'40"W	654.67
13	S 76°24'00"W	422.00
14	S 74°38'00"W	409.00
15	S 76°22'00"W	1100.00

# MINOR SUBDIVISION PLAT MURRAY DUSTIN LANDS

5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=200'

Dec. 1986.

William R. Nettle, Reg. Surveyor  
Chestertown, Md.

\* Note: The Chas. E. Clark deed (WHG 21/592) is for a 1/2 acre lot known as the Samuel Elbourn lot, adjacent to Carl Ashley. The Orville Ashley deed (EHP 92/203) mentions the Samuel Elbourn lot in this vicinity. No record was found of ownership of any land by Samuel Elbourn.

No description was found of the major part of the Dustin lands. This survey is based upon descriptions of adjacent lands. Shore lines & woods lines were taken from an aerial photo.

APPROVED BY:  
Kent County Director of Planning  
\_\_\_\_\_  
Kent County Health Officer  
\_\_\_\_\_

20

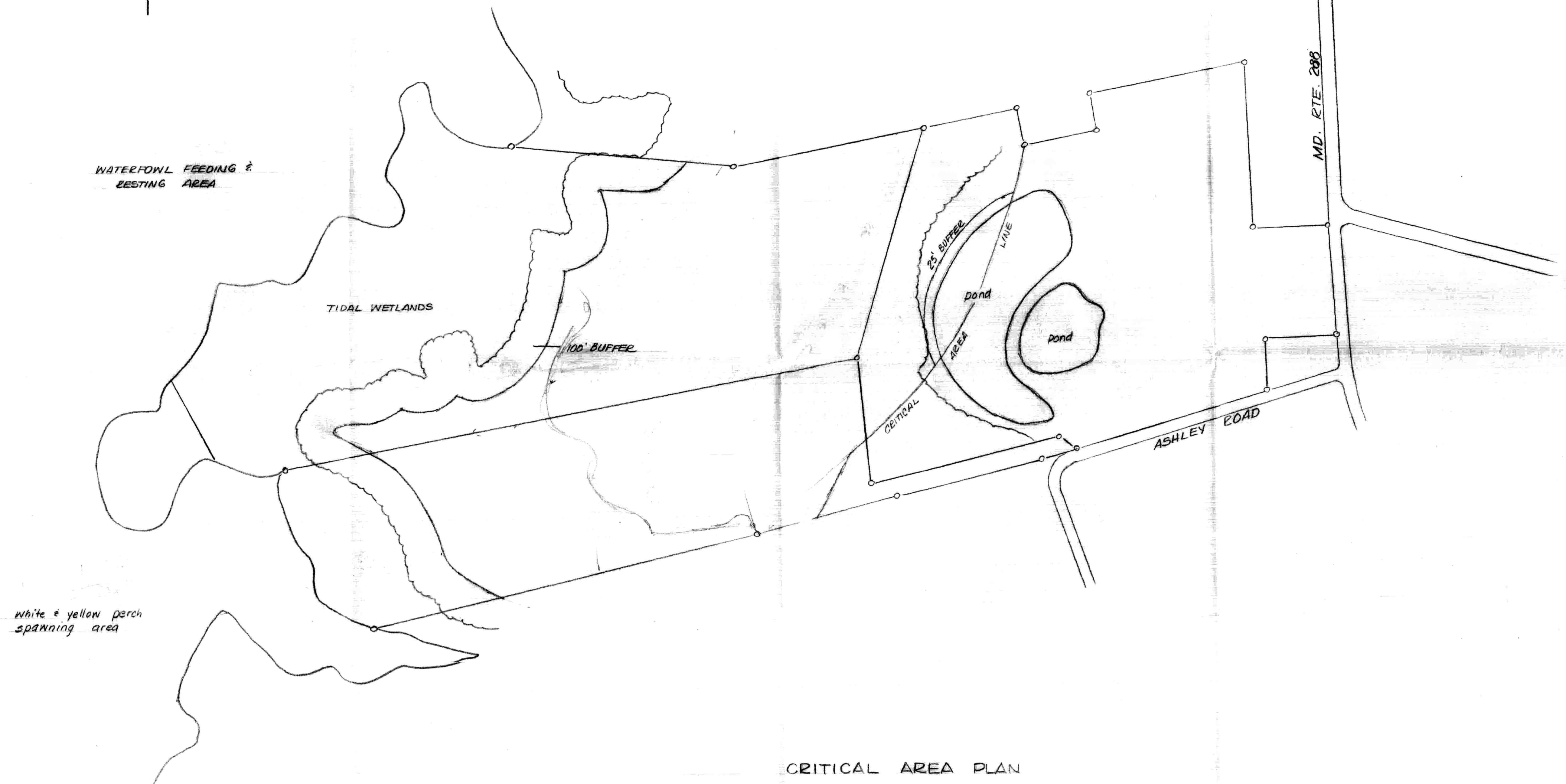








Area of subdivision = 71.24 Ac. ±  
Area in critical area = 50.8 Ac.  
Woods 34.3 Ac.  
Tidal wetlands 14.5 Ac.  
Non tidal wetlands 0.8 Ac.  
Open 1.2 Ac.



CRITICAL AREA PLAN  
PINEY NECK PARTNERS LANDS  
Scale 1" = 200'